

160 Heberton Ave.
SI, NY 10302



R02-19-A-013

Phone: 718-442-7351
Fax: 718-981-3441

January 31, 2019

Mr. Peter Lopez
Regional Administrator
EPA Region 2
290 Broadway – 46th Floor
New York, NY 10007

Dear Mr. Lopez:

Northfield Community LDC of Staten Island, Inc. is a 501 (c)(3) nonprofit organization, formed in New York in 1978. We are pleased to submit an application for FY19 Brownfield Assessment grant funds.

Our organization proposes to pursue the recommendations of our recently completed NYS Brownfield Opportunity Area Study, focusing on the strategic sites which provide the highest opportunity to be developed, pending assistance in evaluating and addressing environmental contamination. If selected to receive funding, Northfield Community LDC, located at 160 Heberton Avenue, Staten Island, NY will be accountable to the EPA for the administration of our program.

1. Applicant Identification
Northfield Community LDC of Staten Island, Inc.
160 Heberton Avenue
Staten Island, NY 10302

2. Funding Requested
a. Community Wide Assessment

Federal Funds Requested
b. \$300,000

Contamination
c. To be determined upon Phase I and/or Phase II Assessment(s)

3. Location
NYC, Staten Island/Richmond County, NY

4. N/A

5. Contacts:

Project Director
Kathleen Bielsa
Deputy Executive Director
160 Heberton Avenue
Staten Island, NY 10302
718-442-7351 x 238

Chief Executive
Joan M. Catalano
Executive Director
160 Heberton Avenue
Staten Island, NY 10302
718-442-7351 x 223

6. Population

466,863 Staten Island, NY (NYC Planning Department)

7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2
The priority site(s) is in a federally designated flood plain.	2
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	8

We look forward to working with the EPA to help Port Richmond thrive, environmentally and economically.

Sincerely,



Joan M. Catalano
Executive Director

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Bureau of Program Management
625 Broadway, 12th Floor, Albany, NY 12233-7012
P: (518) 402-9764 | F: (518) 402-9722
www.dec.ny.gov

January 25, 2019

Ms. Kathleen Bielsa
Northfield Community LDC
160 Heberton Avenue
Staten Island, NY 10302

Dear Ms. Bielsa:

This is to acknowledge that the New York State Department of Environmental Conservation (DEC) received a request from Northfield Community LDC, dated January 18, 2019, for a state acknowledgement letter for a Federal Year 2019 United States Environmental Protection Agency (USEPA) Brownfields grant.

I understand that Northfield Community LDC plans to submit a Brownfield Community-wide Assessment Grant application for hazardous substances and petroleum in the amount of \$300,000. Focus of the funding will be to conduct Phase I and Phase II Environmental Site Assessments on located in Staten Island. In addition to the site assessments, funding will be allocated to conduct associated planning and community involvement activities. Please note that the USEPA criteria for a community-wide assessment grant specifies that, if selected, Northfield Community LDC may only expend up to \$200,000 of the grant on a specific site.

DEC encourages initiatives to redevelop brownfields with the goal of mitigating any environmental and health impacts that they might pose.

Sincerely,



Theodore Bennett
Director
Bureau of Program Management

cc: T. Wesley, USEPA Region 2
G. Burke, DEC Albany
S. Arakhan, DEC Region 2
J. O'Connell, DEC Region 2
R. Austin, DEC Region 2
J. Catalano, Northfield Community LDC
K. Sforza, Northfield Community LDC
K. Odessa, Northfield Community LDC



Department of
Environmental
Conservation

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area

Northfield Community LDC's (NCLDC) Brownfield Opportunity Area (BOA) neighborhoods of Port Richmond, Elm Park, Mariners Harbor, and Arlington are among the poorest on Staten Island. The area includes portions of census tracts 207, 213, 247, 223, 231, 239, 319.01, 319.02, and 323. As in many of America's early industrial towns and cities, a sharp economic downturn during the second half of the twentieth century touched off decades of decline and disinvestment. As manufacturing jobs shifted overseas, industrial businesses on the north shore became markedly less competitive. Today manufacturing within the BOA study area, representing the north shore's industrial heritage, continues to decline, seeing a 17% loss in jobs since 2010.

Similar impacts have weakened Port Richmond Avenue's once dominant commercial corridor. Following completion of the Verrazano-Narrows Bridge in 1964, commercial activity shifted toward Staten Island's interior—culminating in the 1973 opening of the Staten Island Mall—and reduced the viability of the BOA area's shopping districts.

Of 1,313 total tax lots in the study area, 823 are built to less than half of the floor area permitted by zoning—accounting for approximately 85 percent of the study area's total land. While no comprehensive study has been completed to investigate contamination across these properties, several sites within the study area have documented environmental hazards. Those notably include the Richmond Terr. radiological site, adjacent to the Bayonne Bridge, which in the early 1940s was used to store uranium-rich ore for the Manhattan Project's wartime atomic bomb production. Other sites of known contamination include spaces near Port Richmond Avenue such as Veterans Park, where soil contains arsenic and lead, leading to public warnings to wash hands after leaving the park; and the Jewett White Lead site on Richmond Terr., a superfund site where an action to remove lead from the property was completed by the U.S. Environmental Protection Agency in 2013. In addition, Mariners Marsh Park, at the western boundary of the study area, has been found to contain petroleum products, lead, and other hazardous materials dating to the property's former uses as an ironworks and shipyard.

In summary, the Port Richmond and Mariners Harbor communities suffer from extensive underutilization, vacancy, and both perceived and actual contamination, posing daunting challenges to neighborhood revitalization

ii. Description of the Priority Brownfield Site(s)

In our BOA Study Revitalization Plan, we have identified six strategic sites. For the purposes of this grant we hope to access and evaluate two of these sites for redevelopment obstacles and costs. One site is a former industrial site, adjacent to residential properties and the other sits in a historic commercial corridor.

UNION AVENUE SITE, 130 UNION AVENUE –

The site consists of Tax Block 1226, Lot 57, bounded by Union Ave. to the east, Leyden Ave. to the south, Harbor Rd to the west, and the North Shore Railroad right-of-way to the north. The site is developed with a warehouse to the east and a large asphalt lot to the west. Residential properties adjoin the lot to the south.

The site was primarily used as a lumber company on and off between 1928 and 2007. A commercial warehouse and residential dwellings were developed south of the lot by 1937. Based on a review of Sanborn Maps, historical site use as a lumber yard, coal storage facility, and the presence of active railroad

operations may have impacted soil, groundwater, and/or soil vapor at the site. A review of the EDR radius map and regulatory databases indicates that the site is listed in the NY SPILLS database. The site is further listed in the E-Designation database (E-265), with the requirement of Window Wall Attenuation & Alternate Ventilation. The onsite spill history and surrounding regulatory listings may have adversely impacted the environmental quality of the site, including soil, groundwater, and soil vapor.

RICHMOND CHANDELIER SITE, 76 PORT RICHMOND AVENUE

The site consists of Tax Block 1073, Lots 200, 97, and 31 and is bounded by Port Richmond Ave. to the east, commercial units to the north and south, and residential units to the west. The site is developed with a single one-story commercial building with an asphalt paved parking lot located south of the building.

The site is used as a parking lot and electrical supply retailer. The site was initially used for residential purposes in 1917. After 1917, a filling station was built on the site which remained until at least 1937. A store occupied the site between 1937 through 1950. By 1962, an office building occupied the same space. Between 1977 through 2007, the site was solely designated as a parking lot.

The historic site use as a filling station and paint and wallpaper store, in addition to the surrounding automobile operations, dry cleaning facilities, paint store, and regulatory database listings for the surrounding properties (including ASTST and NY Spills records) may have adversely impacted the environmental quality of the site, including soil, groundwater, and soil vapor. The site is not currently located in a 100-year-flood plain; however, it is included in a moderate risk zone of the advisory maps.

Of the six strategic sites identified during our NYS BOA Area Study, the two mentioned above are the most likely to be developed, due to owner and/or developer high level of motivation. The entire BOA area is adjacent to the Kill Van Kull; however, the sites mentioned above are not directly adjacent to the water.

b. Revitalization of the Target Area

i. Redevelopment Strategy and Alignment with Revitalization Plans

The redevelopment strategy and specific redevelopment projects are in alignment with EPA Strategic Plan goal to revitalize land and prevent contamination, as well as NYC land use and revitalization plans. Our BOA study included extensive stakeholder input and coordination with city and state agencies. The study was considered within the context of a dozen studies conducted by NYC over the past decade, including One New York: The Plan for a Strong and Just City (City of New York, 2017), and North Shore 2030: Improving and Reconnecting the North Shore's Unique and Historic Assets (NYC Economic Development Corporation & NYC Department of City Planning, 2011). Stakeholder input as well as existing studies informed the BOA Revitalization Plan we seek to carry out.

For the Union Ave. site, we will be working with an existing local health provider to expand their capacity and services they currently provide. The project team developed a vision for a "HealthPort" that would provide health services and neighborhood facilities for the community in urgent need of additional public health assets. The scenario envisions medical offices as well as community facilities potentially including a gym, community meetings spaces, and a café that would serve healthy foods. The program explores two options for housing on the site, including multifamily senior housing and row houses.

The second site is located between the commercial heart of Port Richmond Ave. and the Kill Van Kull, this property holds promise to create a new node reconnecting the community to the water. The site offers an

opportunity to design a mixed-use development that would combine mixed-income housing, creative retail spaces, and public amenities.

ii. Outcomes and Benefits of Redevelopment Strategy

The revitalization plan that resulted from our BOA study has the potential to stimulate economic development through increased affordable housing, jobs created in new and expanded businesses attracted to the area, as well as potential educational and training opportunities to be developed. We are focusing on two sites. One is currently vacant; the second site is underutilized, and the owner intends to retire and sell the property. Both sites have a history of environmental contaminants on site.

These sites will bring medical and related health services to a struggling community and much needed affordable housing. The planned health center expansion will double the current patient capacity to 10,000, and it includes developing 18 units of affordable housing, which will further support the health and financial stability of the area's low-income residents. The affordable housing site in the commercial district will also provide 112 units of much needed housing to the families, and it also provides an increase in population density to support the immigrant business community in which it is located. Every new project will be built to NYC's Green Building Standards.

C. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse

NCLDC is partnering with the property owner of 76 Port Richmond Avenue and the potential developer of 130 Union Avenue in implementing this grant. Eligibility and access to assessment, cleanup, planning and redevelopment funds will depend on the planned reuse and property ownership of the redevelopment project. The list below outlines the potential funds and appropriate uses:

Tool	Program	Source	Key Points
Capital Support	Regional Economic Development Council	NYS	Funding for capital-based economic development initiatives for job development or retainment
Tax Incentives	Industrial & Commercial Abatement Program	NYC Dept. of Finance	Property tax abatement up to 25 years.
Tax Incentives	NYS Brownfield Cleanup Program	NYS DEC	Brownfield Cleanup tax credits. NYC En-zone program provides additional tax credits in coordination.
Tax Incentives	Relocation & Employment Assistance Program (REAP)	NYC EDC	12-year annual tax credit of \$3,000 for each qualified job relocated into target areas.
Liability Protection	NYC Voluntary Cleanup Program	NYC OER	Establishes protective cleanup strategies & provides oversight, incentives and tools to assist redevelopment & reuse of land.
Affordable Housing Finance Programs	HPD affordable housing finance programs	NYC HPD	Grant and loan programs offering favorable financing and tax incentives

Included in the threshold document are letters from several New York City agencies, describing leveraging opportunities.

ii. Use of Existing Infrastructure

The area is located in an urban setting, one of the boroughs of NYC. A mature network of roads, water, gas, and electric, and communications infrastructure are all existing and available. It remains a significant job center, having seen substantial growth in a diverse range of sectors.

The entire target area is served well by public transportation. In addition, NCLDC supports the several planning initiatives to expand public transit options within the BOA, including the potential reuse of the former North Shore Railroad right-of-way for public transit, potential fast ferry site options, and the introduction of new urban mobility options in the area, such as Lime Bikes, Jump Bikes, Zipcar and other car sharing services.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding

NCLDC is a nonprofit that has limited capacity to fund assessment and planning activities. BOA neighborhoods of Port Richmond, Elm Park, Mariners Harbor, and Arlington are among the poorest on Staten Island. Due to environmental challenges in the area—resulting in an increase in the number of children with elevated lead levels in their blood—the U.S. EPA named the north shore an Environmental Justice showcase community in 2009, one of ten such communities in America. In addition, unemployment, poverty, and housing concerns are significant for the area.

The BOA area is a historic community of almost 36,000 residents. The study area leads Staten Island in cultural and ethnic diversity. It is predominantly Hispanic (37%) and Black (28%). A quarter of all residents are foreign-born, on par with the north shore, slightly below New York City (37%). The majority (72%) of foreign-born residents are from Central or South America, nearly a quarter are from Asian countries.

Median household income within the area is \$54,000, lower than the north shore (\$63,400) and slightly lower than that of NYC (\$55,300). The unemployment rate is 4.2%, roughly in line with the north shore and below the citywide rate of 5.4%. However, there is a large concentration (21%) of households in the area earning incomes less than \$15,000, compared to 17% for the north shore, and 16% for the City. This concentration presents challenges for the provision of neighborhood services, especially housing accessible to low- and very-low-income families. Moreover, 44% of BOA area residents are not in the labor force, compared with 36% for the NY metropolitan area, indicating a considerable share of the population is neither working nor looking for work.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

The priority sites are within close proximity to schools and large public housing developments for very low-income residents, within an economically depressed community. The grant will help identify threats to these sensitive populations and identify measures to eliminate these threats.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

Area residents lack access to community health services. North Shore communities are considerably lacking in public health infrastructure. The entire BOA study area west of the Bayonne Bridge is designated as a medically underserved area by the U.S. Health Resources and Services Administration. This is the only such area in Staten Island marked by a lack of access to primary care services. As a result, BOA area

residents face widespread challenges to community well-being. The north shore also has the highest rates of alcohol- and drug-related hospitalizations in Staten Island, and is disturbingly vulnerable to community violence, with an injury assault rate 40% higher than the rate citywide. Tobacco use is endemic, with north shore adults reporting the highest rate of smoking—22%—in NYC. These alarming indicators suggest a range of initiatives are needed to enhance health care access and improve health outcomes among this vulnerable population.

The north shore ranks higher than both Staten Island and New York City in rates of preterm births, teen births, and elementary school absenteeism—all troubling indicators for child and adolescent health. Notably, the infant mortality rate is more than six times the rate of Manhattan's Upper East Side. Meanwhile, the incarceration rate—associated with mental illness and other health conditions—is double the rate of Staten Island as a whole.

According to the NYC Community Health Profiles, the north shore, in which our target community is located, has significantly high health indicators, including obesity at 33%. The area exceeds NYC rates for the following categories: hospitalizations for diabetes, strokes, alcohol abuse, adult asthma, and psychiatric hospitalizations. It also exceeds NYC rates for incarcerations, preterm births, and elementary school absenteeism. The injury assault rate is 40% higher than the citywide rate. The north shore is among the areas of NYC with the lowest life expectancy (74.1 to 78.7 years). While a breakdown of health indicators is not provided at the census tract level, these health indicators are reflective of the target community.

(3) Economically Impoverished/Disproportionately Impacted Populations

Educational attainment for BOA area residents has remained below that of the north shore, with approximately one-fifth of the population earning a bachelor's degree or higher compared to the north shore (30%) and NYC (37%). The relative lack of education has limited opportunities for BOA area residents seeking quality jobs in many of the city's dominant employment sectors. Consequently, residents are in particular need of a career, vocational, and technical education initiatives tailored to jobs that are accessible within the commercial and industrial centers of Port Richmond and Mariners Harbor.

According to the American Community Survey (ACS) 5-year estimates 2012 to 2016, of the 20,307 residents over the age 16 or are living below the poverty level and 31% are recipients of food stamps/SNAP benefits. The median household income for the combined neighborhoods is \$42,271 which is 50% below the area median income. Additionally, of the 17,182 residents between the ages of 16-64, 43% or 7,689 were not employed for a period of 12 months. There is a low rate of homeownership, 51%, as compared to 69% for all of Staten Island.

In terms of education, ACS data indicates that of the total population 25 years and older, 13% do not have a high school diploma or equivalent, while 33% have a high school diploma or equivalent but no further education. The relatively high rate of High School graduation/GED attainment (87%) seems incongruent with the high level of residents aged 16 to 64 who are unemployed or not in the workforce (43%). According to Jobs First NYC, the north shore of Staten Island ranks second for the number of people between the ages of 18 to 24 who are not in school and not working, the Bronx is in first place.

P.S. 44 is in the heart of the target area. According to the school's "2016-17 Quality Snapshot", only 25% of teachers say that they would recommend their school to parents seeking a place for their child (the citywide rate is 85%); the school has a chronically absent rate of 39%; only 7% of its students meet grade level standards for math and 13% meet grade level standards for English; 37% of its students have special

needs; and it rates poor or fair in all of the six areas of the framework of a great school. It has been reported to us by leaders in the community that this school has become a repository for special needs children but is severely lacking in the professional staff and funding needed to address these needs. Systemic support for the community is needed.

b. Community Engagement

i. Community Involvement

NCLDC will build upon a wide array of community relationships and partnerships which were developed with stakeholders and government agencies during our Port Richmond/Mariners Harbor BOA Study.

NCLDC will encourage continued public discussion and identify long-term goals through a Public Participation Plan which will be developed with our steering committee. The steering committee will be the primary advisory group, comprised of community leaders. NCLDC will continue to work with our community allies within city and state agencies which can help us bring forward community goals.

The local community partners include the following:

Partner Name	Point of contact (name, email & phone)	Specific role in the project
NYC Office Environmental Remediation	Lee Ilan, Chief of Planning, 212-788-2929, lilan@cityhall.nyc.gov	Funding and reuse planning
NYC Department of City Planning	Daniel Vieira, Neighborhood Cert. Manager 718-556-7240, DVIEIRA@planning.nyc.gov	Reuse planning
New York City Economic Development Corp.	Munro Johnson, VP, Development-SI Projects, 212-312-3744, mjohnson@edc.nyc.gov	Funding and reuse planning
NYC Dept. of HPD	Perris Straughter, Phone:212-863-8408 email: straughterp@hpd.nyc.gov	Funding and reuse planning
Community Board 1	Vincent Acconero, Land Use Committee Chair, phone: (718) 448-7772, email: vinacc@aol.com	Stakeholder feedback
Beacon Christian Community Health Cntr.	David H. Kim, MD, FAAP, Executive Director, 718-815-6560, davidk@beaconchc.com	Stakeholder feedback & potential developer
Richmond Chandelier	John Kotz, Business/Property Owner, phone: 718-313-1280, email: jkotz@richmondchandelier.com	Strategic site property owner
CB#1 Area Committee/St. Philips Church	John McBeth, Chair, phone: 718-720-8141, email: sinpcrx@aol.com	Stakeholder feedback
Elm Park Civic Association	Victoria Gillen, email: elmparkcivic@yahoo.com	Stakeholder feedback
Mariners Marsh Conservancy	William Morris 718-448-3151	Stakeholder feedback
Reformed Church on Staten Island	Mary Bullock, (718) 442-7393, rcsi1@verizon.net , marybullock@gmail.com	Stakeholder feedback
SIEDC	Steven Grillo, First VP, (718) 477-1400 x 812, steven@siedc.org	Stakeholder feedback & resources
Office of Council	Stephanie Shavuo, Community Liaison, phone: 718-	Community

Member Deborah Rose	556-7370, email: cjohnson@council.nyc.gov	representation
Office of SI Borough President James Oddo	Bob Englert, Land Use Director, phone: 718-816-2112, email: renglert@statenilandusa.com	Community representation
Project Hospitality	Rev. Terry Troia, Executive Director, phone: 718-448-1544, email: TeTroia@projecthospitality.org	Stakeholder feedback

ii. Incorporating Community Input

Steering committee meetings will be held periodically, at each stage of progress, to provide overall guidance on the study and to ensure the effective, successful community engagement via stakeholder and public meetings. Community engagement will entail presentations and discussions at the local Port Richmond/Mariners Harbor Area Committee of Community Board 1 (CB#1 Area Committee), following a progress meeting with the steering committee. Engagement will also include NCLDC website at northfieldldc.org, Facebook, and emails. The CB#1 Area Committee is a well-established group of residents and other stakeholders who work together for community improvement and advocacy. The working relationship we have with this committee allows us to confidently solicit, consider and incorporate the needs and concerns of the community in our project development. We will solicit input in regard to clean-up planning and design scenarios for the sites to be assessed under this grant. Any concerns will be discussed and changes, if any, will be incorporated.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks and Activities

With \$398,000 in funds from the NYS Brownfield Opportunity Area Program, NCLDC has spent the past year studying the area, consulting with local stakeholders, elected officials, and agency representatives, along with our team of planning, design, economic analysis professionals, and environmental consultants. This study resulted in the BOA Revitalization Plan, which provided leverage for this proposal. Our goal is to use strategic sites as catalysts for revitalization by working with property owners to develop properties in accordance with the BOA Revitalization Plan and use the NYS BOA designation to leverage additional funding for cleanup of contamination. Funding from EPA will allow us to bring strategic sites to fruition.

TASKS

TIMEFRAME

#1 Research, Outreach, Management - Northfield LDC

- Engage and work with the following consultants: qualified environmental professional, architect, and professional community engagement facilitator. Months 1-3
- Secure site access from the current property owners. Months 1-12
- Conduct community outreach activities & stakeholder Engagement Months 1-24 (ongoing)
- Travel to NYS Brownfield conferences/workshops and local travel to meetings and properties. Months 1-30 (ongoing)
- Coordinate with city, state, and federal agencies, as appropriate during planning. Months 1-30 (ongoing)
- Oversee the implementation of the EPA grant Months 1-30 (ongoing)

#2 Phase I, Phase II, Remediation Plan - Environmental Professional

- Phase I, Phase II environmental assessments and develop a formal clean-up plan for two of the identified strategic sites, including associated costs and resources. Months 6-24
- The environmental professional will work closely with Months 6-24

NCLDC, the steering committee, and NYC Mayor's Office of Remediation and NYS Dept. of State, Economic Development Corporation, Dept. of Environmental Conservation to develop a cleanup plan

#3 Community Engagement - Professional Community Engagement Facilitator

- The Professional Community Engagement Facilitator will work closely with all team members to develop presentation materials, make presentations to and solicit feedback from the steering committee and public, analyze feedback during the progress of planning and assessment activities. At least three sessions of steering committee and public meetings will be held over the term of the contract (6 meetings). Months 6, 14, 20
- Northfield Community LDC will also engage stakeholders, working closely with the professional facilitator.

#4 Design Plans & Proformas - Architect

- The architect will develop design plans and development pro-formas. The development pro-formas will allow us to identify specific funding gaps and identify potential resources to close the feasibility gaps for each site. Months 3-24

Throughout the planning process, we will continue to engage the steering committee and public to solicit feedback on development scenarios, maintain consensus and incorporate community concerns, if any, into the redevelopment and clean-up plans.

b. Cost Estimates and Outputs

Budget Categories	Research, Outreach, Management	Phase I, Phase II, remed. plan	Community Engagement/Building Local Capacity	Site Specific design plans & pro-formas	Total
Personnel	\$40,000	0	\$15,000	0	\$55,000
Fringe Benefits	\$7,200	0	\$2,700	0	\$9,900
Travel	\$400	0	\$100	0	\$500
Supplies	\$1,000	0	0	0	\$1,000
Contractual	0	\$180,000	\$20,000	\$33,600	\$233,600
Total Direct Costs ³	\$33,600	\$180,000	\$37,800	\$33,600	\$285,000
Indirect Costs	\$15,000	0	0	0	\$15,000
Total Budget (Total Direct + Indirect Costs)	\$48,600	\$180,000	\$37,800	\$33,600	\$300,000
Total EPA Funds	\$48,600	\$180,000	\$37,800	\$33,600	\$300,000

c. Measuring Environments Results

NCLDC will manage this grant to complete the following outputs: engage relevant professionals and community stakeholders; procure environmental assessments and, if appropriate, environmental testing; develop site-specific design plans, identify development costs, assess project financial feasibility, seek out development resources, solicit feedback and cultivate consensus among stakeholders. In keeping with EPA priorities, these activities support environmental justice as they include strategies to engage the low-income community and to revitalize land and prevent contamination.

The results of these efforts will allow the community to strategically attract new development, while remediating environmental contamination. Outcomes will include a development road map and financial feasibility analysis to attract appropriate development to the community, revitalizing the land, the local economy, and protecting vulnerable populations from the environment.

NCLDC is experienced in managing large, complex initiatives. Our organization will create and adhere to a progress schedule and provide progress reports to EPA. Results will be measured by our successful and timely completion of outputs, consensus among stakeholders, and the tools to complete revitalization projects.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Structure

NCLDC is a 501 (c)(3) non-profit, community development organization, which was created in 1978. Policy is set by a volunteer board of directors and managed by an executive director. NCLDC has formal management policies in place, including conflicts of interest, accounting and financial management policies and records management and the board of directors oversees compliance. Program areas include housing development, housing counselling, economic and community development, and energy conservation services. For this initiative, NCLDC will draw on its expertise in all of these areas.

The key staff bios for this project are as follows:

Joan Catalano, Executive Director – Ms. Catalano will be responsible for oversight and management of the grant. Ms. Catalano has served as NCLDC's Executive Director since 1991. Her many years of dedication to the organization have resulted in expanding housing services, continued Weatherization service to low-income Staten Island residents, and ongoing assistance to the business community.

Kathleen Bielsa, Deputy Executive Director – Ms. Bielsa will be responsible for overseeing project deliverables, including contractor solicitations and task accomplishments. Ms. Bielsa shepherded Parkside Senior Citizen Apartments through city and state bureaucracies related to permitting and financing. Ms. Bielsa administered NCLDC affordable homeownership development projects and housing counseling programs. Ms. Bielsa's responsibilities now extend to assisting in the administration of the overall organization as well as special projects.

Denise Harford, Chief Fiscal Officer - Ms. Harford will be responsible for overseeing and tracking the use of funds for this grant. Ms. Harford joined the staff of NCLDC in 2008 and is responsible for all financial oversight. These include the preparation of all annual and program budgets, vouchers to funders and payment schedules to contractors.

Kathleen Sforza, Economic & Community Development Coordinator – Ms. Sforza will be responsible for social media, outreach, and support research and community engagement activities. Ms. Sforza joined the staff of NCLDC in May 2014. She is currently program manager for the NY Main Street Program. Other

tasks include the marketing and social media for the organization, grant writing, staff liaison with the business community, and a lead partner in the Wagner College Port Richmond Partnership.

ii. Acquiring Additional Resources

NCLDC will procure services of consultants under this initiative. Our organization has experience soliciting competitive bids from relevant professional contractors, assessing responses and scoring responses using a matrix and selection committee.

b. Past Performance and Accomplishments

ii. Northfield Community LDC has not received EPA Brownfields Grant previously.

Following are examples of grants NCLDC has received:

- NYS HCR Weatherization Program, \$2,369,106 (multi-year grant): NCLDC provides energy conservation services including insulation, sealing, smoke and carbon monoxide detector installation, and cleaning/maintaining heating systems for the purposes of energy conservation, health and safety of low-income residents. Approximately 80-100 homes are served annually.
- NYS Department of State BOA Program, \$398,025: NCLDC worked with a team of professionals, government agencies and local stakeholders to create a revitalization plan for low-income community affected by the presence of brownfield sites. The Revitalization Plan, which is the outcome for this initiative, was submitted to NYS DOS in a timely manner and it is currently pending their review.
- NYS HCR Main Street Program, \$392,375: NCLDC administer this grant program to encourage property renovation and creation of affordable rental units in mixed-use buildings. To date we have completed one mixed-use property renovation, in which a new business opened, and one apartment was created. Currently a second building, with 10 planned apartments, is in progress.

(2) Compliance with Grant Requirements

For 38 years, NCLDC has been serving the Staten Island community. The organization has much experience administering public funds to address economic revitalization and affordable housing needs in the community. We successfully comply with timely reporting and other requirements, which vary according to program. Our staff, working with a consultant, community stakeholders, and government agencies, successfully administered a NYS Brownfield Opportunity Area Planning grant, which provided us with the experience needed to carry out the EPA Brownfield Assessment Grant program we are proposing.

One of NCLDC's greatest accomplishments is acting as the developer to convert a 100-year-old school building into 43 units of affordable housing for senior citizens, saving the building from demolition. Parkside opened its doors 23 years ago and it continues to provide affordable housing for low-income seniors, we have maintained compliance with New York City, New York State, and Federal Low-Income Housing Tax Credit regulations throughout this period, and without the need for rental subsidies.

Policy is set by the volunteer board of directors and the organization has formally adopted fiscal and program management controls. We have a proven track record for our effective programming and due diligence in reporting and record-keeping for all of our programs.

Community-wide Proposals:

- **Documentation of applicant eligibility:**

Northfield Community LDC of Staten Island, Inc. is a 501 (c)(3) nonprofit organization, formed in New York in 1978. Attached is documentation of our 501 (c)(3) determination from the IRS.

- **Description of community involvement (see Section III.B.2.)**

NLDC has a long history working within a network of community stakeholders, including residents, civic organizations, religious organizations, schools, social service organizations, the business community and government representative. We have extensive experience conducting community engagement in relation to our NY State funded Brownfield Opportunity Area Study. For this EPA Brownfield Assessment grant, NLDC will hold small as needed stakeholder meetings, periodic steering committee and public meetings, at each stage of progress, to provide overall guidance on the study and ensure the effective, successful community engagement via stakeholder and public meetings. Community engagement will entail presentations and discussions at the local Port Richmond/Mariners Harbor Area Committee of Community Board 1 (CB#1 Area Committee), following a progress meeting with the steering committee. Engagement will also include NLDC website at northfieldldc.org, Facebook, and emails. The CB#1 Area Committee is a well-established group of residents and other stakeholders who work together for community improvement and advocacy. The working relationship we have with this committee allows us to confidently solicit, consider and incorporate the needs and concerns of the community in our project development. We will solicit input in regard to clean-up planning and design scenarios for the sites to be assessed under this grant. Any concerns will be discussed and changes, if any, will be incorporated.

- **Documentation of the available balance on each Assessment Grant; or an affirmative statement that the applicant does not have an active Assessment Grant (see Section III.B.3.)**

Northfield Community LDC does not have an active EPA Brownfields Assessment Grant.

- Attached are support letters indicating leveraging opportunities with the following NYC Agencies:
 - NYC Mayor's Office of Remediation
 - NYC Department of City Planning

CINCINNATI OH 45999-0038

In reply refer to: 0248164841
Mar. 18, 2014 LTR 4168C 0
13-2974137 000000 00

00021804
BODC: TE

NORTHFIELD COMMUNITY LDC OF STATEN
ISLAND INC
160 HEBERTON AVENUE
STATEN ISLAND NY 10302

018058

Employer Identification Number: 13-2974137
Person to Contact: B. Hall
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your Mar. 10, 2014, request for information regarding your tax-exempt status.

Our records indicate that you were recognized as exempt under section 501(c)(3) of the Internal Revenue Code in a determination letter issued in July 1979.

Our records also indicate that you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section 509(a)(2).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

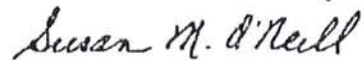
Please refer to our website www.irs.gov/eo for information regarding filing requirements. Specifically, section 6033(j) of the Code provides that failure to file an annual information return for three consecutive years results in revocation of tax-exempt status as of the filing due date of the third return for organizations required to file. We will publish a list of organizations whose tax-exempt status was revoked under section 6033(j) of the Code on our website beginning in early 2011.

0248164841
Mar. 18, 2014 LTR 4168C 0
13-2974137 000000 00
00021805

NORTHFIELD COMMUNITY LDC OF STATEN
ISLAND INC
160 HEBERTON AVENUE
STATEN ISLAND NY 10302

If you have any questions, please call us at the telephone number
shown in the heading of this letter.

Sincerely yours,



Susan M. O'Neill, Department Mgr.
Accounts Management Operations



MAYOR'S OFFICE OF ENVIRONMENTAL REMEDIATION

100 Gold Street – 2nd Floor
New York, New York 10038

Mark P. McIntyre, Esq.
Director

Tel: (212) 788-8841

29 January 2019

Kathleen Bielsa, Deputy Executive Director
Northfield Community LDC of Staten Island
160 Heberton Avenue
Staten Island, NY 10302

Dear Kathleen:

We are glad to hear that Northfield Community LDC is applying for a U.S. EPA Brownfield Assessment Grant. In the years that we have supported Northfield's area-wide planning work through New York State's Brownfield Opportunity Area (BOA) program, I have seen your thorough and inclusive approach to revitalizing the Mariners Harbor and Port Richmond communities in Staten Island.

We understand that Northfield's assessment grant proposal involves site reuse planning, assessment activities, and cleanup planning at two sites that you have identified in your earlier BOA work. The EPA grant would enable you to continue your community-based efforts to advance neighborhood revitalization and engage private property owners to facilitate the redevelopment of these catalyst sites.

As you know, the Mayor's Office of Environmental Remediation (OER) promotes brownfield redevelopment in New York City. We provide support, resources, and networking opportunities to communities affected by brownfields. We also manage the New York City Voluntary Cleanup Program (NYC VCP), the largest municipally-run cleanup program in the country. The NYC VCP has established protective cleanup strategies and provides oversight, incentives, and tools to assist developers in remediating and reusing contaminated land. Our financial incentives include Brownfield Incentive Grants (BIG) that can be used for pre-development and site cleanup activities. As a non-profit developer, Northfield would be eligible for BIG cleanup grants of up to \$50,000 at each site. Further, if cleanup of the sites involves disposal of hazardous waste, if you are enrolled in the NYC VCP, the associated taxes and fees would be waived. If you plan to enroll sites in New York State's Brownfield Cleanup Program, we would be glad to support you in that as well.

For many years, OER has supported Northfield's work in community brownfield planning. We would be pleased to strengthen this relationship through serving on your steering committee, providing BIG grants for eligible projects, and generally supporting your efforts to achieve site cleanup and redevelopment on Staten Island's North Shore.

We wish you the best of success with your proposal.

Sincerely,

Lee Ilan
Chief of Planning

cc: Perris Straughter, NYC Department of Housing Preservation & Development
Len Garcia-Duran, NYC Department of City Planning



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

Staten Island Office

Marisa Lago, Director
Department of City Planning

January 29, 2019

Mr. Peter Lopez
Regional Administrator
EPA Region 2
290 Broadway – 46th Floor
New York, NY 10007

RE: Northfield Community LDC's EPA Brownfield Assessment Grant Proposal

Dear Mr. Lopez,

We are pleased to provide a letter of support for Northfield Community LDC of Staten Island, Inc. for their application to the EPA, seeking funding to advance redevelopment in keeping with an area-wide brownfield plan for Port Richmond, Staten Island.

For more than 35 years, Northfield Community LDC has been addressing the needs of Staten Island neighborhoods, especially the many diverse neighborhoods on the North Shore.

Port Richmond Avenue has been identified as a significant asset to the North Shore, Staten Island, New York City, and the region. Northfield LDC's plan to utilize EPA resources to address the revitalization needs of Port Richmond is in sync with the New York City's North Shore 2030 recommendations, the Port Richmond BOA Revitalization Plan, and our efforts to revitalize Staten Island's North Shore. These funds will help advance community-based planning efforts to identify neighborhood revitalization strategies, facilitate the redevelopment of underutilized potential brownfield sites, and encourage further investment in the historical Port Richmond Avenue corridor.

Our agency has worked with Northfield Community LDC in their revitalization planning efforts, including Port Richmond Brownfield Opportunity Area (BOA), in the past, and we will continue to offer guidance in regard to accessing local government resources for brownfield redevelopment efforts.

I am confident that, with funding from your agency, Northfield Community LDC will have the necessary tools to attract investment and strengthen the community. I hope that you will look favorably upon their application.

Christopher Hadwin, Acting Director
130 Stuyvesant Place, Staten Island, New York 10301-2511 6th Floor
(718) 556-7240 FAX (718) 556-7305
nyc.gov/planning

Thank you for your attention to this request.

Sincerely,



Christopher Hadwin



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

Division of Planning

Mr. [Name Redacted]

City of New York

January 20, 2018

Mr. [Name Redacted]

Department of City Planning

City of New York

100 City Hall East

New York, NY 10002

Re: [Name Redacted] Community LDC, [Name Redacted] [Name Redacted]

Dear Mr. [Name Redacted]:

We are pleased to provide you with this letter. The Department of City Planning has received your request for information regarding the [Name Redacted] Community LDC. We are currently reviewing your request and will provide you with a response as soon as possible.

The Department of City Planning is currently reviewing your request for information regarding the [Name Redacted] Community LDC. We are currently reviewing your request and will provide you with a response as soon as possible.

The Department of City Planning is currently reviewing your request for information regarding the [Name Redacted] Community LDC. We are currently reviewing your request and will provide you with a response as soon as possible.

The Department of City Planning is currently reviewing your request for information regarding the [Name Redacted] Community LDC. We are currently reviewing your request and will provide you with a response as soon as possible.

The Department of City Planning is currently reviewing your request for information regarding the [Name Redacted] Community LDC. We are currently reviewing your request and will provide you with a response as soon as possible.

Very truly yours,
[Signature]
[Name Redacted]
[Title Redacted]
[Address Redacted]

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

01/31/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

NY

8. APPLICANT INFORMATION:

* a. Legal Name:

Northfield Community LDC of Staten Island

* b. Employer/Taxpayer Identification Number (EIN/TIN):

13-2974137

* c. Organizational DUNS:

1623873930000

d. Address:

* Street1:

160 Heberton Avenue

Street2:

* City:

Staten Island

County/Parish:

* State:

NY: New York

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

10302-1403

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Kathleen

Middle Name:

* Last Name:

Bielsa

Suffix:

Title:

Organizational Affiliation:

* Telephone Number:

718 442 -7351

Fax Number:

718 981-3441

* Email:

northfieldldc_kbielsa@yahoo.com

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

M: Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-06

* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Northfield Community LDC of Staten Island, Inc. Community-Wide Assessment Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

11

* b. Program/Project

11

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

09/01/2019

* b. End Date:

03/30/2021

18. Estimated Funding (\$):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	398,025.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	698,025.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

Ms.

* First Name:

Joan

Middle Name:

M

* Last Name:

Catalano

Suffix:

* Title:

Executive Director

* Telephone Number:

7184427351

Fax Number:

7189813441

* Email:

northfieldldc.jcat17@gmail.com

* Signature of Authorized Representative:

Kathryn Odessa

* Date Signed:

01/31/2019